

**Town of Kinderhook
Planning Board Meeting
January 10, 2013**

Approved

Minutes

The Meeting of the Town of Kinderhook Planning Board was held on Thursday, January 10, 2013 beginning at 7:05pm at the Kinderhook Town Hall, 4 Church Street, Niverville, NY. The meeting was called to order by the acting Chairperson, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Call Roll

Present:

Mary Keegan-Cavagnaro
Andy Howard, Attorney
Patrick Prendergast, Engineer
Chris Simonsen
Guy Rivenburgh
Peter Haemmerlein
William Butcher
Cheryl Gilbert
Daniel Weiller
Nataly Dee, Secretary

Excused:

Jake Samascott
Dale Berlin

Absent:

None

B. Correspondence

1. Review of Minutes:
December 13, 2012
December 20, 2012

Minutes will be reviewed pending next week's voting meeting.

C. Public Hearings

1. James Egnasher – Lot Line Adjustment- Public Hearing scheduled for January 17, 2013.

As notice of the Public Hearing was not published and Notice to Neighbors were not distributed in time for the original scheduled date, the Public Hearing will have to be re-scheduled. The Board will vote on the new date next week.

D. Old Business

1. Drake Petroleum – Site Plan Review

Matt Bowe, Land Surveyor, representing the applicant addressed the Board. He provided plans and photographs of the proposed project which were distributed to the Board for review. Mr. Bowe provided the Board with a review of the proposed project and was seeking consult on the plans. The applicant is seeking Site Plan Approval to install an additional diesel fuel pump island at the existing gas station.

Of particular issue to the Board was access to the site and the multiple driveways. There are currently three ways of ingress and egress to the lot. The site distance is not good and there are no directional signs. Changes to the traffic patterns are a concern and the matter could be referred to the Department of Transportation for review. It was recommended that the applicant contact Joe Visconti at DOT to schedule the review. It was suggested that an engineering comment letter accompany the referral. Issues of concern addressed were highway entrance, curb-cuts, traffic patterns, signage, and directionality of in and out of the location.

It was requested of the applicant that the offset distances from property lines be reflected on the plans. It was also requested that a thicker line type be used to represent the existing building to make it easier to see on the plans. Additionally, the Zoning District and lot coverage should be represented. Overhead lighting would be consistent with what is in

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place and would conform to the Code. Dimensions of lighting should be reflected on the plans. The distances between the islands should also be stated.

It was noted that the garbage dumpsters on the site have never had proper enclosure. This matter should be rectified.

As the property is located on a state road it is required to go before the County Planning Board for review. A motion would be required for this referral.

E. New Business

1. Halinen, Maret: Application for Special Use Permit for Bed And Breakfast

A violation from the Building Department was issued to the property owner. No one was in attendance to represent the applicant. An incomplete application was submitted by the owner along with a letter. No fees were submitted. Mr. Howard offered that the Building Department should respond to the letter received from the applicant in regard to the violation notice stressing the need for the applicant to appear before the Board. It is hoped that this action will result in the owner appearing before the Board at their next meeting.

F. ZBA Opinions

None

G. Liaisons

1. Village Planning Boards – Nothing new to report.
2. Town Board –Organizational Meeting to occur on Monday, January 14, 2013.
3. Comprehensive Plan Review Committee – The Committee met the previous night to review the current draft.
4. NYSEG Project – Have reapplied to PSC to rectify and make changes to their application and plans.

H. Other

Public Comment:

None

Meeting adjourned at 8:00pm.

Respectfully submitted,

Nataly Dee. Secretary